

August 18, 2010¹

TO: Mayor and City Council

THROUGH: Robert Sisson, City Manager

FROM: David Hudson, Director, Community Development and Planning

SUBJECT: Disposition of Remaining Library Bond Funds

The following is provided to facilitate the continuation of the Council's discussion of June 28, 2010¹ pertaining to the use of the remaining balance (approximately \$2.4 million) of funds raised through the sale of bonds for the construction of the new library. During that meeting, the Council discussed the various alternatives that were identified by staff. These alternatives are presented as attachments to this memo.

The staff was also directed to contact some potential tenants for a new development to be located at George Mason Square and, based on that outcome, examine the possibility of using the funds in support of the City actively redeveloping the property itself. The City's bond counsel was subsequently contacted to render an opinion as to whether the City could redevelop the property using those funds. Staff was advised that using the funds for that purpose was not permissible.

The staff explored using a portion of the funds to purchase the surface parking lot located at the northeast corner of University Drive and Sager Avenue. See further description in the section of Attachment 1 labeled "University/Sager Parking Lot."

Lastly, staff explored an additional option for the use of the funds – the improvement of the Old Town Hall/George Mason Square block with parking and open space. Three options were examined, and are described in Attachments 18 through 22.

The various options identified to date, and the associated costs, are as follows:

Expansion of Old Town Underground Utilities Project (Att. 2-8):	\$2.2 Million
Old Town Storm Sewer Rehabilitation Project (Att. 9):	\$400,000 to \$1.1 Million
Old Town Pedestrian and Bicycle Improvements (Att. 10-16):	\$410,000 - \$560,000
Ashby Pond:	\$550,000
Fairfax Boulevard Street Lights:	\$200,000
Parking Lot Purchase:	\$570,000 (assessed value)
Public Improvements on George Mason Square Block (Att. 18-22):	\$1M to \$1.9M

Potential Bond Fund Projects

Expansion of Old Town Underground Utilities Project

The attached map (Attachment 2) illustrates those areas which are included in the City's current effort to place the overhead utilities underground. The shaded areas are the phases where the relocation work is completed and final take-down work is pending. The hatched areas are where construction is underway, or in the final design stage. The map also depicts areas A, B and C, which are recommended by our utilities consultant for inclusion as the next phases of the undergrounding effort.

Area A is recommended for inclusion due to technical issues associated with the final design work underway for the building located at the SW corner of University Dr. and Main Street (Subway). (See Attachments 3 and 4.) The cost estimate for this phase is \$350,000.

Area B would involve the poles along Chain Bridge Road between Main Street and Sager Avenue. This is a major entry point to Old Town from the south. (See Attachments 5 and 6.) The cost estimate for this phase is \$1,000,000 due to multiple property owners, the age of the buildings, and possible traffic disruptions due to work that must occur in and along Chain Bridge Road.

Area C would involve the poles along Old Lee Highway adjacent to Fairfax Commons and across the street from Courthouse Plaza. (See Attachments 7 and 8.) While this would be the longest relocation of the three proposed, the cost estimate is \$850,000, as it would be a less complicated effort.

Total estimated cost: \$2.2 million

Old Town Storm Sewer Rehabilitation Project

Study is currently underway of the storm sewer located on Main Street between Chain Bridge Road and East Street and on University Drive between North Street and Sager Avenue. (See Attachment 9.) The current system is under capacity and exhibits significant deterioration. It must be rehabilitated or replaced, based on the outcome of the current study/design effort.

Additional funds of \$100,000 may be needed for final design plans, depending on which design alternative is selected. In addition, construction funds totaling \$300,000 will be needed for short-term, interim improvements if this option is selected. If long-term full replacement option is selected, then \$1 million in construction funds will be needed.

Estimated cost: \$400,000 to \$1.1 million.

Old Town Pedestrian and Bicycle Improvements

This project would provide for improvements to sidewalks in the Old Town area, and establish bicycle stations along the periphery of the Historic Core.

Opportunities exist within the Old Town area to significantly enhance the pedestrian experience by widening the sidewalks (particularly along Chain Bridge Road), and providing additional pedestrian amenities such as decorative benches, lighting and landscaping. Spot improvements to enhance pedestrian safety could also be included (particularly, the sidewalk on North Street adjacent to Auld Shebeen). This project would involve identifying those specific areas/sites where these improvements could physically occur, design of the improvements, and construction. (See Attachments 10 through 15.)

In addition to the pedestrian improvements mentioned above, the Council may want to consider constructing bicycle stations along the trail system that exists along the periphery of Old Town. The attached map (Attachment 16) illustrates potential locations to consider for these stations. Also, the attached photographs (Attachment 17) provide illustrative examples of these stations that have been constructed elsewhere.

The stations would allow City residents safe and convenient access to the Old Town area (library, City Hall, Old Town Village, shops, etc) via the trail system. They could dismount and secure their bicycles at these stations, thereby not having to navigate the narrow lane widths in portions of the core area, and use the enhanced pedestrian facilities described above.

The locations of such stations would have to be coordinated with the existing and planned trail and pedestrian system, and their character should complement the historic character of the area.

Total estimated cost: *Highly variable (depending upon number of locations to be improved, need to acquire rights-of-way, etc.) in the range of \$410,000 to \$560,000.*

In addition, there are unfunded projects that warrant consideration, which are outside of the Old Town area. These include:

Ashby Pond

The proposed improvements to Ashby Pond will include dredging to remove the sediments that have accumulated in the pond. In addition, a new outfall structure and emergency spillway are being constructed as the current pond did not have a designed outfall. Floating plants will be placed in the pond to help remove storm water pollutants before the water flows downstream to Daniels Run. Overall the improvements will improve Ashby Pond from a water quality standpoint, while also making the pond an amenity for city residents to enjoy. The City in conjunction with Virginia Tech received a grant through the National Fish and Wildlife Foundation that is funding the design and water quality monitoring of the pond.

Estimated cost: \$550,000

Street Lights

Installation of Acorn style Street Lights along the Fairfax Boulevard Corridor, between Fairfax Circle and Pickett Road, both sides of street.

Estimated cost: \$200,000

University/Sager Parking Lot

Staff examined the purchase of the parking lot located at the northeast corner of University Drive and Sager Avenue for the potential to provide additional permanent public parking in the Old Town area, and possibly support additional redevelopment in that area. The property is composed of 2 lots and is assessed at \$570,000. The City currently leases the property, which provides 31 public parking spaces, for approximately \$30,000 per year. Another 15 spaces located on the property are reserved for use by the property owner to provide parking for nearby offices under the same ownership.

Over the years, the idea has been discussed to consider acquisition of this property, and construct a deck (to be incorporated into the adjacent parking deck) in an effort to facilitate redevelopment of the adjacent properties to the east within that block (the former Amoco Lot and the Office Condominium building).

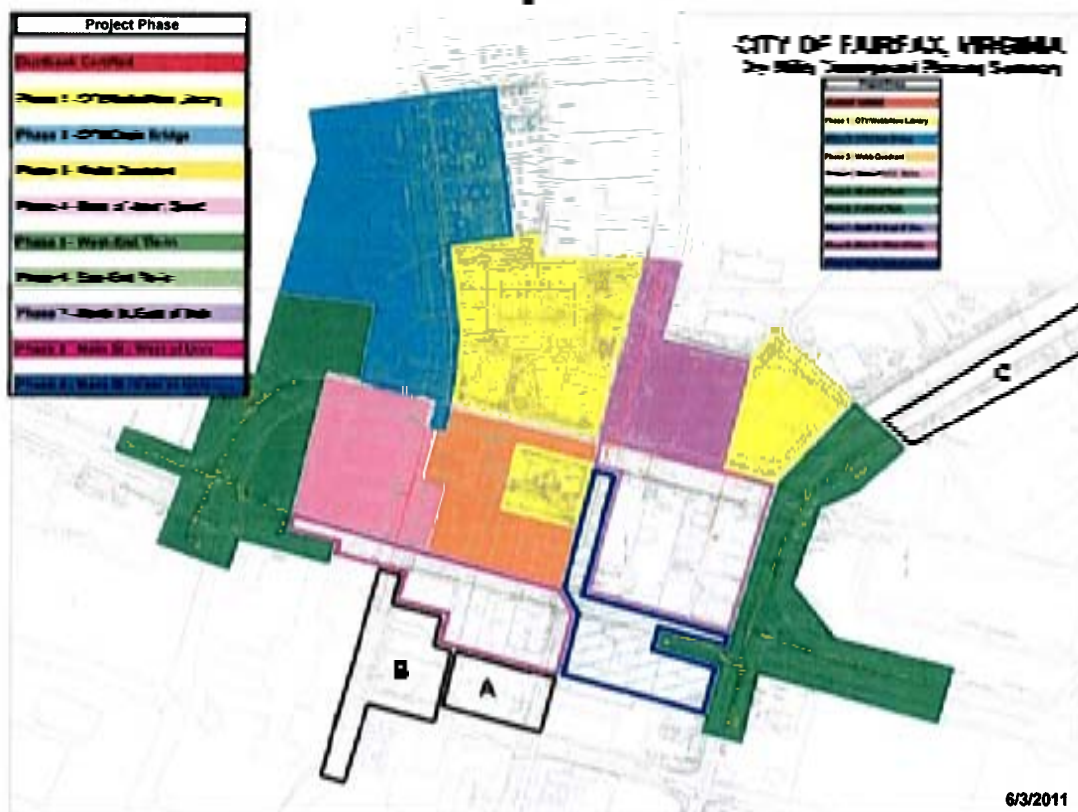
Estimated cost: \$570,000 - \$2 Million

George Mason Square Block

Staff explored three alternatives for expanding Pozer Park, providing a public plaza, converting the temporary parking at the former Weight Watchers lot to permanent parking and continuing a retail presence in the general vicinity of the Surf Shop and the Wig Shop. A description of the anticipated facilities can be found in Attachment 18, while the three concept plans can be found in Attachments 19 through 21. Street furniture and additional details are provided in Attachment 22.

Estimated cost: \$1.0 Million - \$1.9 Million

Locations for Expanded Relocation



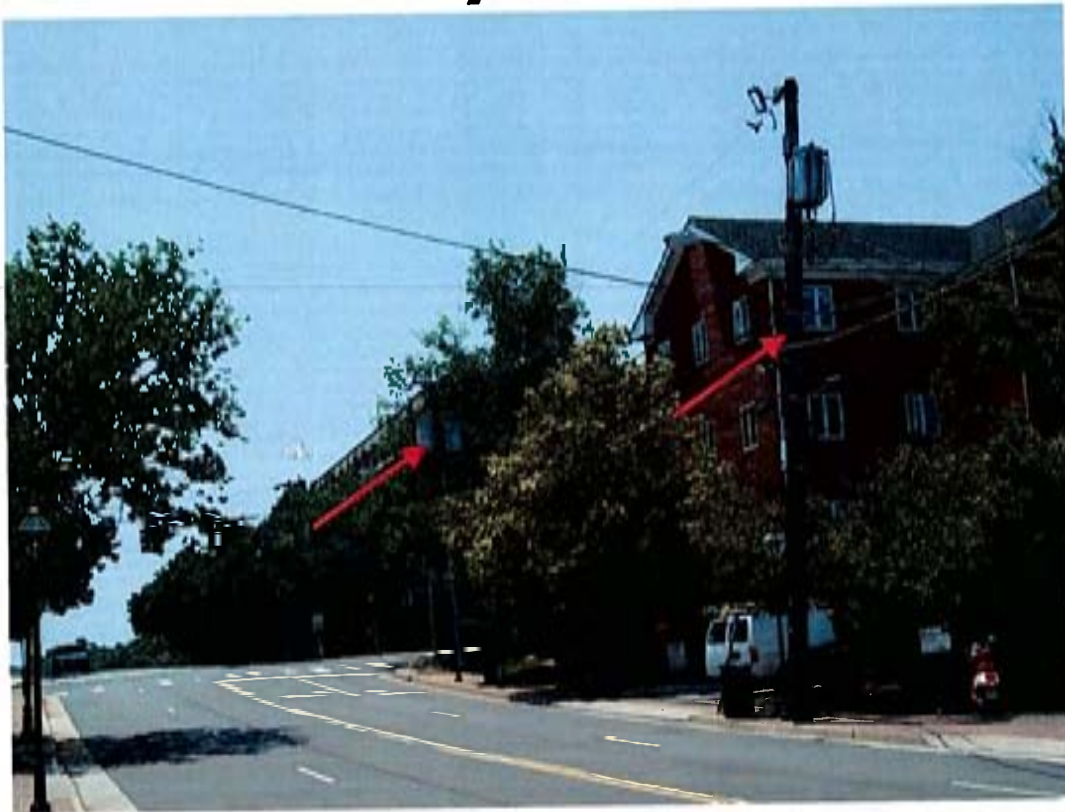
ATTACHMENT 2

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

7

Area A: University Dr. Extended South



ATTACHMENT 3

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

9

Area A: University Dr. Extended



ATTACHMENT 4

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

10

Area B: Chain Bridge Extended South



ATTACHMENT 5

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

12

Area B: Chain Bridge Extended South



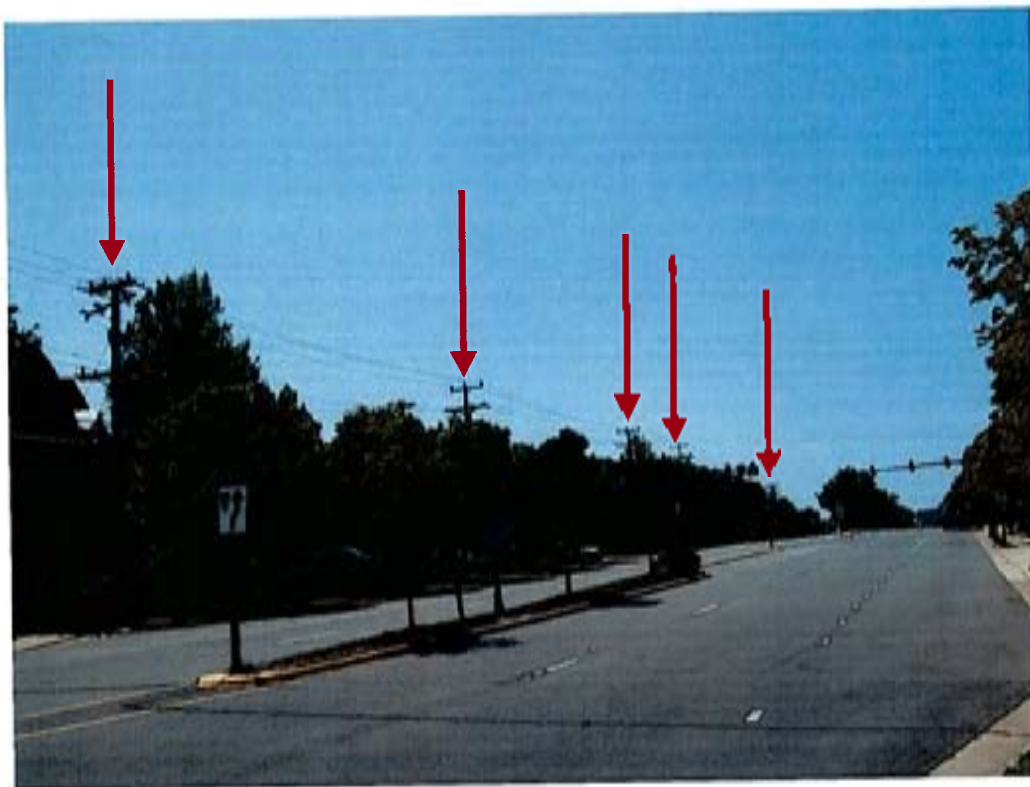
ATTACHMENT 6

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

13

Area C: Old Lee Extended North



ATTACHMENT 7

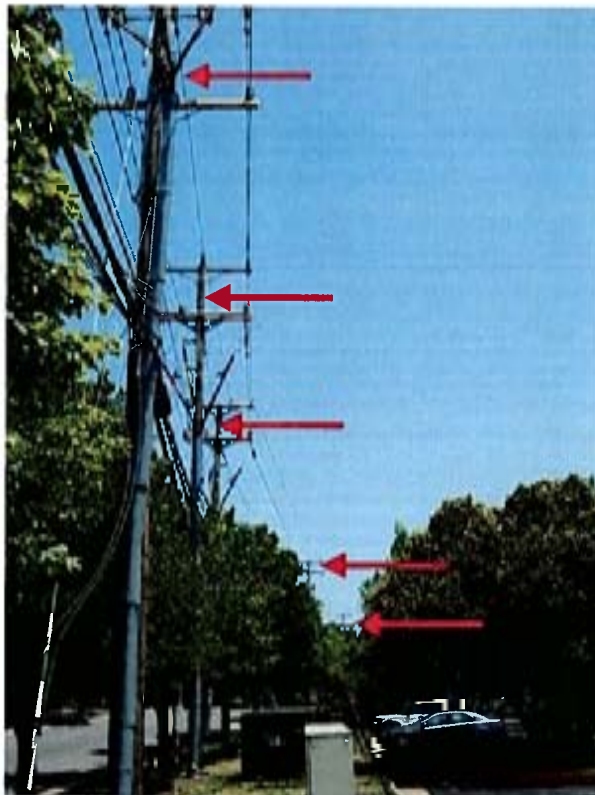
6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

15

13

Area C: Old Lee Extended North



ATTACHMENT 8

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

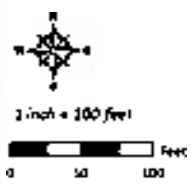
15



City of Fairfax
Proposed Storm Sewer
Location Map
 June 7, 2018

- Legend**
- Proposed Storm Sewer
 - Potomac County
 - Private
 - Building
 - Street
 - Parking

ATTACHMENT 9



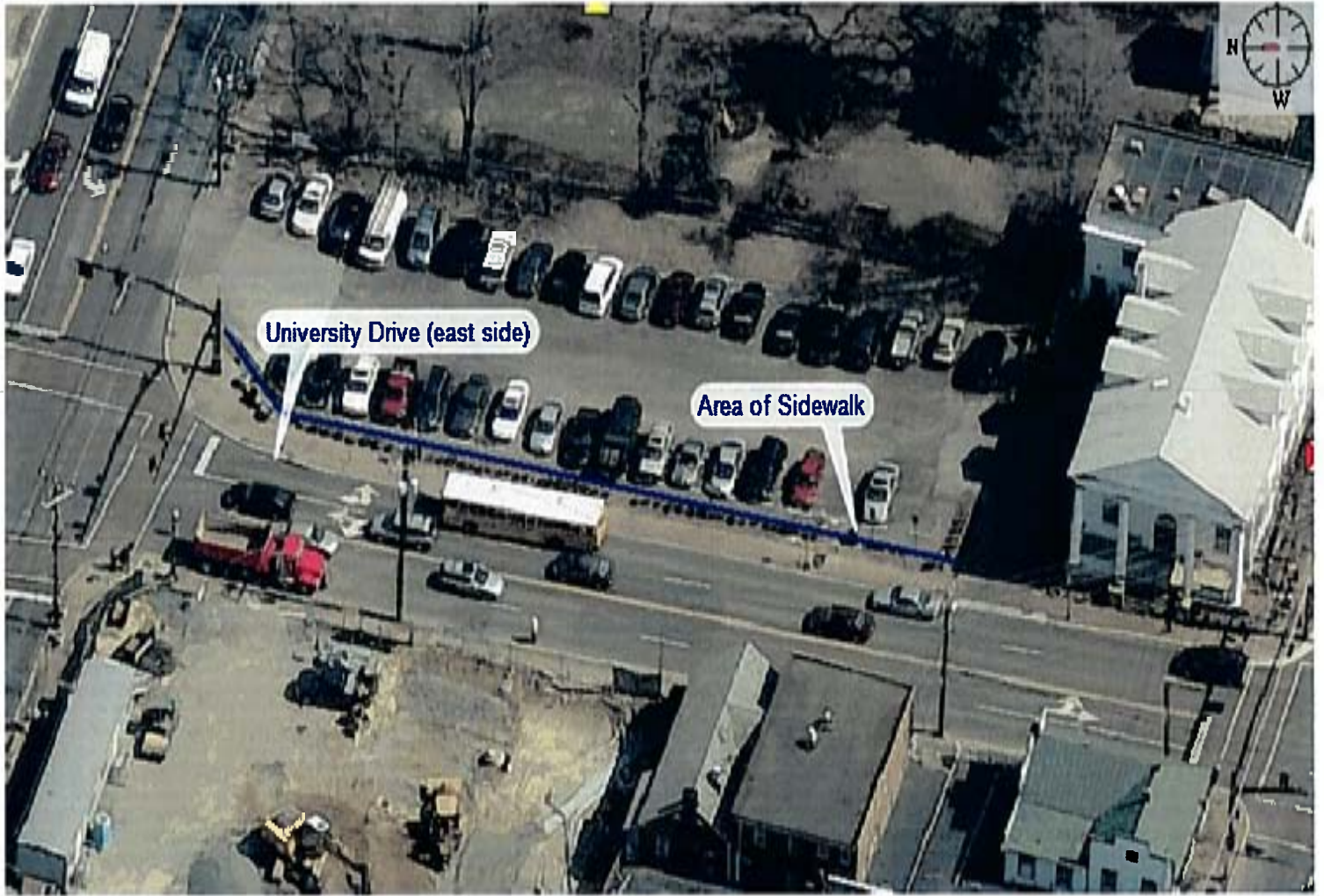


SOUTH SIDE OF MAIN STREET BETWEEN EAST AND UNIVERSITY
ATTACHMENT 10



WEST SIDE OF OLD LEE HWY BETWEEN MAIN AND NORTH

ATTACHMENT 11



EAST SIDE OF UNIVERSITY BETWEEN NORTH AND MAIN

ATTACHMENT 12



NORTH SIDE OF MAIN BETWEEN OLD LEE HWY AND UNIVERSITY

ATTACHMENT 13



EAST SIDE OF CHAIN BRIDGE BETWEEN MAIN AND NORTH

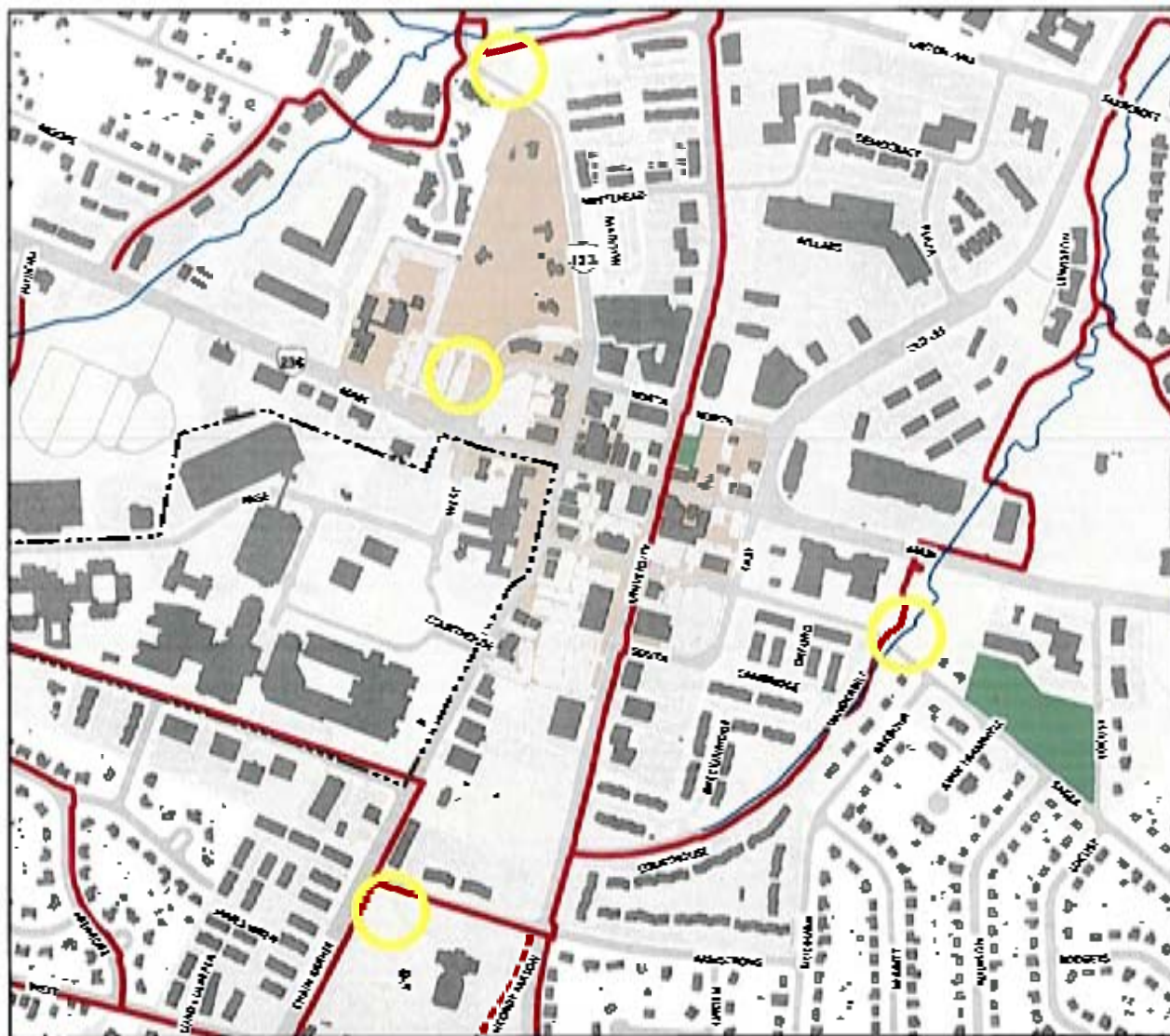
ATTACHMENT 14



WEST SIDE OF CHAIN BRIDGE BETWEEN MAIN AND NORTH

ATTACHMENT 15

ALSO, NORTH SIDE OF MAIN BETWEEN CHAIN BRIDGE AND NORTH



City of Fairfax

Old Town District Trails Map

June 7, 2011

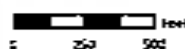
Legend

- Existing Trail
- - - Planned Trail
- Stream
- Building
- Road
- Paving
- Fairfax County
- Old Town Harbor Historic District
- Old Town Fairfax
- City Owned Property
- Park
- Vacant Land
- Potential Bike Station Location

ATTACHMENT 16



1 inch = 500 feet



BICYCLE SHELTER ALTERNATIVES



ATTACHMENT 17

August 23, 2010

TO: Robert Saxon, City Manager

THROUGH: David Russell, Director Community Development and Planning

FROM: Jack Blum, Community Development Chief

SUBJECT: Disposition of Remaining Library Bond Funds
Concepts for Redevelopment in the Old Town Hall Block

During recent years City Council has discussed the development of open space, a public plaza, permanent public parking facilities and new retail development on the block that includes Old Town Hall and Pozer Park. Since this block is directly across the street from the new library, consideration might be given to using remaining library construction funds for some or all of the development on this block. To facilitate a discussion of such a proposal, staff prepared three alternative concepts for build-out of the block. The following facilities are included in one or more of the concepts:

A Public Plaza designed to support small concerts, a farmers' market, street fairs, ice skating and a splash park. Concept A depicts this at the corner of University Drive and North Street with raised seating built into the hillside on the east and south sides. Concepts B and C depict the plaza at the intersection of North Street and Old Lee Highway. In Concept C the plaza would be constructed atop a deck with parking underneath.

Enlargement of Pozer Park. Concept A adds a broad, grassy entrance to the park from University Avenue. The entrance is flanked by the public plaza on the left and parking for the various open space functions on the right. Concept B nearly doubles the size of the park by using most of the former Weight Watchers lot in grass and pathways and again providing a small parking lot to serve the open space function. Concept C opens Pozer Park to the northeast, connecting it to the proposed plaza at the intersection of North Street and Old Lee Highway.

Permanent Vehicle Parking. Concepts A and B would replace the temporary parking now at the former Weight Watchers site with a small permanent lot adjacent to Old Town Hall and a larger one on the east side of existing Pozer Park. Concept C would replace the temporary lot at Weight Watchers with a permanent one in nearly the same location. In addition, Concept C would include 26 spaces underneath the public plaza. All three concepts would replace the parking adjacent to Draper House, its annex and the bike shop with equivalent parking in the same location.

Street Furniture. The design concepts envision possible inclusion of new street furniture including:

- A cast iron information kiosk that is normally automated, but that could serve as a shelter for one staff person during special events;
- Cast iron street vendor structures for use by the City during special events, by vendors during fairs, and by specialty retail tenants that the City wants to attract to help promote downtown;
- A garden-style pergola for special events in the park; or
- An ornate cast iron urban-style pergola for use closer to the street.

New Retail Space. Two of the concepts would allow sale of a site for development of commercial floor area by a third party. Concept A proposes 6,000 square feet of retail space to replace the 3,700 sf in the wig shop and surf shop buildings combined. Concept C proposes 5,000 sf of retail and 5,000 sf of office space, again replacing the existing 3,700 sf. Concept B offers no new or replacement commercial buildings after removing the wig shop and surf shop. In all cases, sale of new commercial space would not recoup the cost of the George Mason Square property. Council will need to discuss how the existing obligations would be retired.

Cost Estimates for staff's three alternative concepts were prepared by Rinker Design Associates.

Following is a summary of the costs of each.

- Concept A: \$788,250 plus 30% contingency, or \$1,024,725.
- Concept B: \$961,750 plus 30% contingency, or \$1,250,275.
- Concept C: \$1,460,750 plus 30% contingency, or \$1,898,975.

NORTH ST

UNIVERSITY DR

OLD LEE HWY

MAIN ST

ATTACHMENT 21

City of Fairfax
Commissary Street Station to Thomas
George Mason Square
CONCEPT 'C'

August 19, 2015

1 inch = 30 feet

The map shows a rectangular site bounded by North St to the north, Main St to the south, University Dr to the west, and Old Lee Hwy to the east. The site is divided into several areas: a central green area labeled 'KITTY PETER GARDEN' with trees and a path; a red area on the left labeled 'VENDOR' with '17 vendor & 2 loading spaces'; a red area on the right labeled 'PUBLIC PLAZA' with 'up to 20 parking spaces in underground parking'; and two yellow rectangular buildings labeled 'BEN & OWEN (5,000 sf each)'. There are also smaller brown buildings and a parking lot area. A north arrow and a scale bar (1 inch = 30 feet) are located in the bottom right corner of the map area.

City of Fairfax

Disposition of Remaining Library Funds

Redevelopment Options for
Pozer Park Expansion and George Mason Square

Designs by Community Development & Planning
Cost Estimates by Rinker Design Associates, PC
08/27/11

Options for Open Space and Parking Development Only

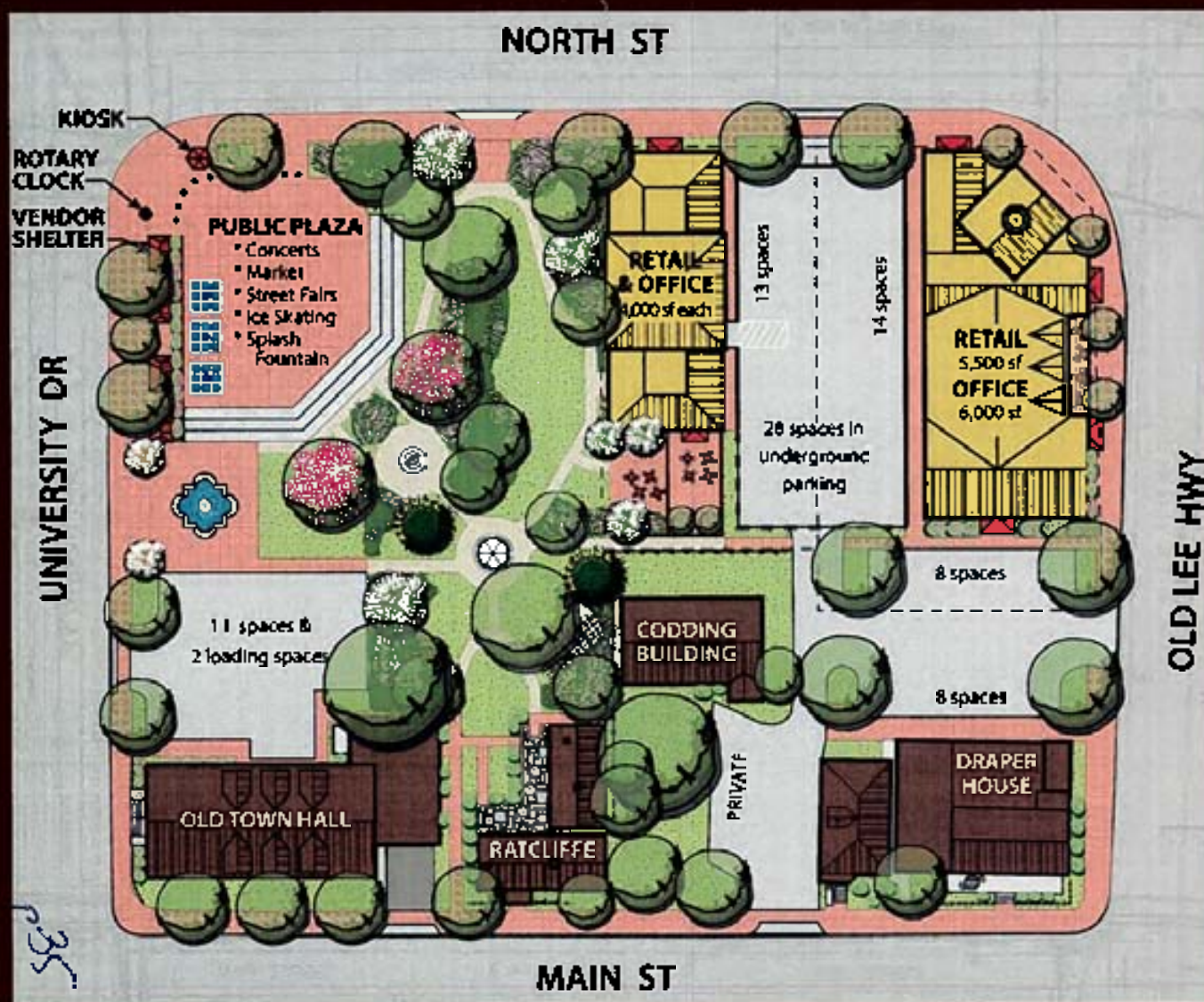
	Concept A	Concept B	Concept C	Concept D
Development Cost	\$788,250	\$961,750	\$1,460,750	\$1,368,750
30% Contingency	\$236,475	\$288,525	\$438,225	\$467,625
Subtotal Construction	\$1,024,725	\$1,250,275	\$1,898,975	\$1,836,375
Site Furniture	\$164,000	\$164,000	\$164,000	\$164,000
Furniture Contingency	\$49,200	\$49,200	\$49,200	\$49,200
Total Cost	\$1,237,925	\$1,299,475	\$2,112,175	\$2,049,575

Options Including Retiring the Debt on George Mason Square

	Concept A	Concept B	Concept C	Concept D
Remaining Library Funds	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000
Two Grants	\$400,000	\$400,000	\$400,000	\$400,000
Save of Building Pad Sites	\$880,000	0	\$580,000.00	\$1,540,000
Total Funding	\$3,680,000	2800000	3380000	4340000
Retire Debt	-\$2,300,000	-\$2,300,000	-\$2,300,000	-\$2,300,000
Available after Retiring Debt	1380000	\$500,000	1080000	2040000
(cost from above)	-\$1,237,925	-\$1,299,475	-\$2,112,175	-\$2,049,575
Excess Funds	142075	-\$799,475	-\$1,032,175	-\$9,575



George Mason Square & Pozer Park



George Mason Square

Kiosk

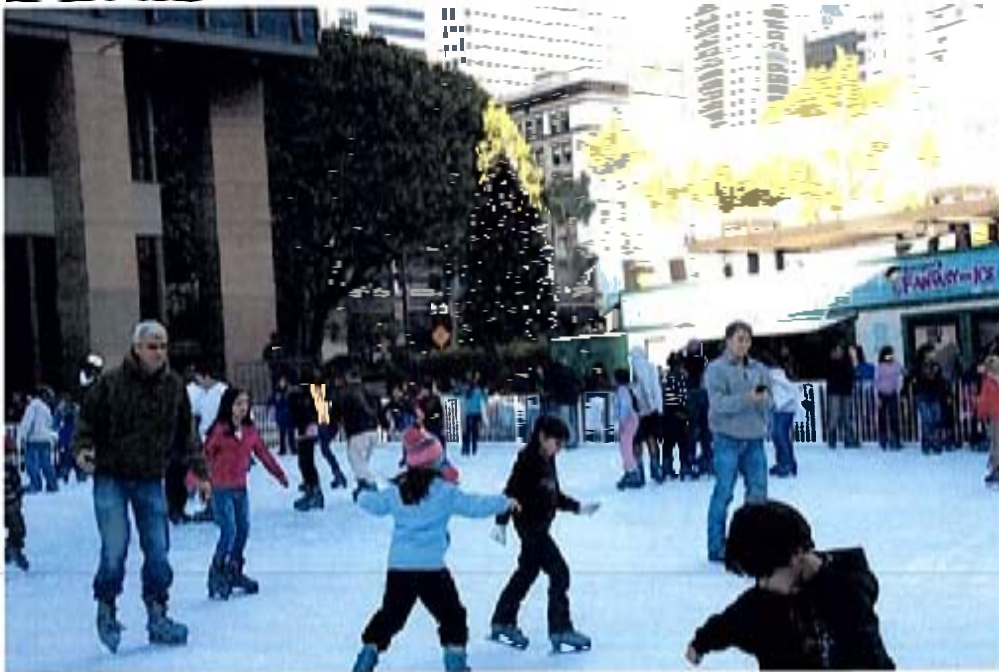
Look at Use as a former kiosk

During Fairs, Open to use for City Staff Position.
Shown below in San Francisco as a bike repair shop.



George Mason Square

Public Plaza Ice Skating Rink



Sprinkler Fountain in Summer



George Mason Square

Vendor Structure

Use During Fairs and for Specialty Retail to Promote Pedestrianism



Custom Newsstand in NYC

Columbia Equipment Company, Inc.
180-10 93rd Avenue
Jamaica, NY 11433
Phone: 718 658 5900

From:
<http://www.columbiaequipment.com/customnewstand.html>

George Mason Square

Miscellaneous Structures

Country Garden Look



Urban Civic Look

